

017.0

0005

0003.0

Map

Block

Lot

1 of 1

Residential

CARD ARLINGTON

APPRAISED:

Total Card / Total Parcel

621,000 / 621,000

USE VALUE:

621,000 / 621,000

ASSESSED:

621,000 / 621,000


Patriot
 Properties Inc.

PROPERTY LOCATION

IN PROCESS APPRAISAL SUMMARY

No	Alt No	Direction/Street/City
66		MOTT ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1: WRIGHT GEOFFREY L/TRUSTEE	
Owner 2: WATSON JENNIFER E/TRUSTEE	
Owner 3: KRYPTO REVOCABLE TRUST	

Street 1: 66 MOTT STREET

Street 2:

Twn/City: ARLINGTON

St/Prov: MA Cntry: Own Occ: Y

Postal: 02474 Type:

PREVIOUS OWNER

Owner 1: WATSON JENNIFER -

Owner 2: WRIGHT GEOFFREY -

Street 1: 66 MOTT STREET

Twn/City: ARLINGTON

St/Prov: MA Cntry:

Postal: 02474

NARRATIVE DESCRIPTION

This parcel contains .138 Sq. Ft. of land mainly classified as One Family with a Cape Building built about 1948, having primarily Aluminum Exterior and 1248 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 5 Rooms, and 2 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Infl	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		6030		Sq. Ft.	Site		0	80.	1.00	1									480,721						480,700	

IN PROCESS APPRAISAL SUMMARY										Legal Description						User Acct		
101	6030.000	140,300								480,700	621,000					12337		
Total Card	0.138	140,300								480,700	621,000	Entered Lot Size						GIS Ref
Total Parcel	0.138	140,300								480,700	621,000	Total Land:						GIS Ref
Source:	Market Adj Cost									Total Value per SQ unit /Card:	497.60	/Parcel:	497.60					Insp Date

03/01/19	1481!
PRIOR ID # 1:	12337
PRIOR ID # 2:	
PRIOR ID # 3:	
PRIOR ID # 1:	
PRIOR ID # 2:	
PRIOR ID # 3:	
LAST REV DATE:	
DATE:	
TIME:	
04/29/21	20:03:03
PAT ACCT:	
1481	
ASR MAP:	
FACT DIST:	
REVAL DIST:	
YEAR:	
LAND REASON:	
BLD REASON:	
CIVIL DISTRICT:	
RATION:	

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	140,300	0	6,030.	480,700	621,000		Year end	12/23/2021
2021	101	FV	135,700	0	6,030.	480,700	616,400		Year End Roll	12/10/2020
2020	101	FV	135,900	0	6,030.	480,700	616,600	616,600	Year End Roll	12/18/2019
2019	101	FV	159,000	0	6,030.	510,800	669,800	669,800	Year End Roll	1/3/2019
2018	101	FV	159,000	0	6,030.	372,600	531,600	531,600	Year End Roll	12/20/2017
2017	101	FV	159,000	0	6,030.	324,500	483,500	483,500	Year End Roll	1/3/2017
2016	101	FV	159,000	0	6,030.	276,400	435,400	435,400	Year End	1/4/2016
2015	101	FV	149,200	0	6,030.	270,400	419,600	419,600	Year End Roll	12/11/2014

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
WATSON JENNIFER	69197-487		4/27/2017	Convenience		1	No	No	
MAK KWONG YIU	27507-21		7/24/1997		187,000	No	No	Y	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
3/1/2019		Meas/Inspect						DGM D Mann
7/25/2018		MEAS&NOTICE						PH Patrick H
3/20/2009		Meas/Inspect						372 PATRIOT
11/1/1999		Inspected						267 PATRIOT
9/29/1999		Mailer Sent						
9/29/1999		Measured						243 PATRIOT
8/23/1993								PC PHIL C

ACTIVITY INFORMATION

Date	Result	By	Name
3/1/2019	Meas/Inspect	DGM	D Mann
7/25/2018	MEAS&NOTICE	PH	Patrick H
3/20/2009	Meas/Inspect	372	PATRIOT
11/1/1999	Inspected	267	PATRIOT
9/29/1999	Mailer Sent		
9/29/1999	Measured	243	PATRIOT
8/23/1993		PC	PHIL C

Sign: VERIFICATION OF VISIT NOT DATA

/ / /

EXTERIOR INFORMATION

Type:	5 - Cape	
Sty Ht:	1 - 1 Story	
(Liv) Units:	1	Total: 1
Foundation:	1 - Concrete	
Frame:	1 - Wood	
Prime Wall:	3 - Aluminum	
Sec Wall:		%
Roof Struct:	1 - Gable	
Roof Cover:	1 - Asphalt Shgl	
Color:	YELLOW	
View / Desir:		

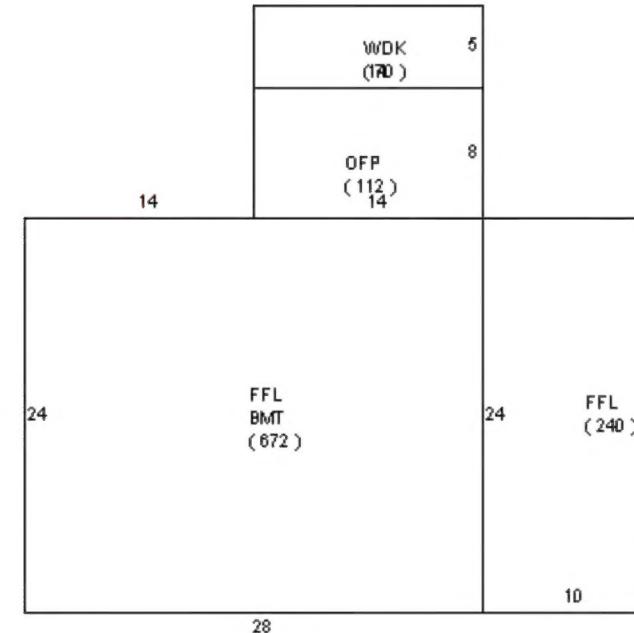
BATH FEATURES

Full Bath:	1	Rating: Fair
A Bath:		Rating:
3/4 Bath:		Rating:
A 3QBth:		Rating:
1/2 Bath:		Rating:
A HBth:		Rating:
OthrFix:		Rating:

COMMENTS

SCUTTLE HOLE.

SKETCH



GENERAL INFORMATION

Grade:	C - Average
Year Blt:	1948
Eff Yr Blt:	
Alt LUC:	
Alt %:	
Jurisdct:	
Fact:	.
Const Mod:	
Lump Sum Adj:	

INTERIOR INFORMATION

Avg Ht/FL:	STD
Prim Int Wal:	2 - Plaster
Sec Int Wall:	
Partition:	T - Typical
Prim Floors:	3 - Hardwood
Sec Floors:	
Bsmnt Flr:	12 - Concrete
Subfloor:	
Bsmnt Gar:	
Electric:	3 - Typical
Insulation:	1 - Typical
Int vs Ext:	S
Heat Fuel:	1 - Oil
Heat Type:	5 - Steam
# Heat Sys:	1
% Heated:	100
% AC:	
Solar HW:	NO
Central Vac:	NO
% Com Wal	% Sprinkled

BATH FEATURES

Full Bath:	1	Rating: Fair
A Bath:		Rating:
3/4 Bath:		Rating:
A 3QBth:		Rating:
1/2 Bath:		Rating:
A HBth:		Rating:
OthrFix:		Rating:

RESIDENTIAL GRID

1st Res Grid	Desc: Line 1	# Units	1
Level	FY LR DR D K FR RR BR FB HB L O		
Other			
Upper			
Lvl 2			
Lvl 1			
Lower			
Totals	RMS: 5	BRs: 2	Baths: 1 HB

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	
Totals	
1	5
2	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	5	2	

DEPRECIATION

Phys Cond:	FA - Fair-Avg	35. %
Functional:		%
Economic:		%
Special:		%
Override:		%
Total:		35.6 %
CALC SUMMARY		
Basic \$ / SQ:	110.00	
Size Adj.:	1.35000002	
Const Adj.:	0.93050694	
Adj \$ / SQ:	138.180	
Other Features:	55250	
Grade Factor:	1.00	
NBHD Inf:	1.00000000	
NBHD Mod:		
LUC Factor:	1.00	
Adj Total:	217882	
Depreciation:	77566	
Depreciated Total:	140316	

COMPARABLE SALES	
Rate	Parcel ID
	Typ
	Date
	Sale Price
WtAv\$/SQ:	
Juris. Factor:	
Special Features:	0
Final Total:	140300
Before Depr:	138.18
Val/Su Net:	79.45
Val/Su SzAd:	153.84

MOBILE HOME

Make:	
Model:	
Serial #:	
Year:	
Color:	

SPEC FEATURES/YARD ITEMS

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
2	Frame Shed	D	Y	1	6X8	A	AV	1960	0.00	T	40	101						

PARCEL ID

017-0-0005-0003.0

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value	
FFL	First Floor	912	138.180	126,020	
BMT	Basement	672	48.090	32,314	
OPF	Open Porch	112	29.060	3,255	
WDK	Deck	70	14.890	1,042	
Net Sketched Area:		1,766	Total:	162,631	
Size Ad	912	Gross Area	1766	FinArea	1248

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	50	F	

IMAGE



AssessPro Patriot Properties, Inc